



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

29 August 18, 2015


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

August 18, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ORDINANCE AMENDING TITLE 26 2014 LOS ANGELES COUNTY BUILDING CODES (ALL SUPERVISORIAL DISTRICTS) (3 VOTES)

SUBJECT

This action is to approve an ordinance to add Chapter 68 to Title 26 Los Angeles County Building Code to establish an expedited, streamlined permitting process for small residential rooftop solar energy systems in compliance with state law.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed ordinance is exempt from the provisions of the California Environmental Quality Act.
2. Approve for introduction an ordinance to amend Title 26 - Los Angeles County Building Code by adding Chapter 68 - Expedited Permitting for Small Residential Rooftop Solar Energy Systems.
3. Introduce, waive reading, and place the proposed ordinance on a subsequent agenda for adoption.
4. Delegate authority to the Director of Public Works to adopt a Building Code Manual that includes checklists and standard plans developed in substantial conformance with the California Solar Permitting Guidebook issued by the Governor's Office of Planning and Research and to amend the Building Code Manual as necessary to maintain substantial conformance with updates to the Guidebook.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

California Assembly Bill 2188 (AB 2188), enacted in August 2014, amended Government Code Section 65850.5 to require every city and county to adopt an ordinance on or before September 30, 2015, that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems.

The purpose of this action is to introduce an ordinance to amend Title 26 - Los Angeles County Building Code to add Chapter 68 to provide an expedited, streamlined permitting process for small residential rooftop solar energy systems. Applicants within the unincorporated County and Contract Cities that adopt this ordinance by reference will be eligible for expedited permits for qualifying solar energy systems.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will promote and encourage the use of solar energy systems and limit obstacles to their use. This action will maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services. Making solar energy more affordable in Los Angeles County will help the state reach renewable energy and greenhouse gas reduction goals, and create more local jobs.

FISCAL IMPACT/FINANCING

There will be minimal impact on expenditures for Public Works for training its personnel. All associated costs including these training costs are included in the Public Works General Fund Fiscal Year 2015-16 Budget and fully offset by building permits and inspection fee revenue.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The permitting process established in AB 2188 must substantially conform to the checklists and standard plans contained in the most current version of the California Solar Permitting Guidebook and adopted by the Governor's Office of Planning and Research.

The enclosed ordinance establishes an expedited, streamlined permitting process that complies with the requirements of AB 2188. There is no increase or change in permit fees charged for the expedited permit. The checklists and standard plans required by Government Code Section 65850.5 will be contained in Building Code Manual 6807, Article 1. The delegation of authority to the Director of Public Works to adopt and amend the Building Code Manual will ensure legal compliance with future updates to the Guidebook's checklists and standard plans as modified or amended from time to time by the Governor's Office of Planning and Research.

ENVIRONMENTAL DOCUMENTATION

Installation of solar energy systems on the roof of existing buildings and parking structures is statutorily and categorically exempt from the California Environmental Quality Act (CEQA). Permit issuance for rooftop solar energy systems is an ongoing function of the Department of Public Works Building and Safety Division. Adoption of the proposed ordinance to provide an expedited,

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streamlined permitting process is exempt from CEQA pursuant to Section 21080.35 of the Public Resources Code and Section 15301 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Permit applicants that meet the requirements of the ordinance will receive expedited permits, minimizing delays in approvals required for small solar installation projects.

CONCLUSION

Upon approval of the enclosed ordinance, please return one adopted copy of this letter and one adopted copy of the ordinance to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:DH:ll

Enclosures

c: Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office
Fire Department
Department of Regional Planning